

STATE OF TEXAS §
COUNTIES OF POTTER §
AND RANDALL §
CITY OF AMARILLO §

On the 12th day of November, 2015, the Tax Increment Reinvestment Zone Board met in a regularly scheduled meeting at 12:00 PM, in Room 306 of City Hall, at 509 E. 7th Street, Amarillo, Texas with the following members present:

| Voting Members | Present | Meetings Held | Meetings Attended |
|---|---------|---------------|-------------------|
| Scott Bentley, Chairman, City of Amarillo | Yes | 35 | 34 |
| Jason Herrick, City of Amarillo | Yes | 23 | 16 |
| Dr. David Woodburn, Amarillo College | Yes | 34 | 24 |
| Smith Ellis, Amarillo Hospital District | Yes | 5 | 2 |
| Scott Flow, Amarillo Independent School District | Yes | 4 | 3 |
| Johnny Merritt, Panhandle Groundwater Conservation District | No | 15 | 8 |
| Nick Ward, Potter County | Yes | 10 | 10 |
| Leon Church, Potter County | Yes | 10 | 9 |
| Judge Thomas Jones, Potter County | No | 10 | 8 |
| Vacant, City of Amarillo | | | |

Others Present:

Kelley Shaw, Planning Director
Bryan McWilliams, Assistant City Attorney
Jan Sanders, Recording Secretary

Chairman Bentley opened the meeting at 12:07 PM, established a quorum and conducted the consideration of the following items listed below.

ITEM 1 Approve the minutes of the meeting of September 30, 2015.

Chairman Bentley asked for corrections, deletions or changes to the minutes of September 30, 2015. Motion was made by Jason Herrick, seconded by Leon Church, to approve the minutes as submitted. Motion passed unanimously.

ITEM 2 Discuss and consider an application for TIRZ incentives associated with the renovation and reuse of the Lofts on 10th located at 202 W 10th Avenue.

Kelley Shaw, Planning Director, explained this application falls under the category of a Chapter 380 incentive agreement. The Lofts on 10th project combines retail space on the bottom floor, and seven residential spaces upstairs. Mr. Shaw further explained the project meets all of the TIRZ goals and policy guidelines whereby promoting a mix of land uses, eliminating blight, and encouraging and promoting the viability of downtown.

Austin Sharp, applicant, advised the Lofts on 10th project has 5 goals. 1) a successful mixed-use downtown development, 2) increase Amarillo's sales tax base, 3) increase retail in downtown, 4) increase market rate housing footprint, and 5) restore the character of an older building. Mr. Sharp stated the request is for a 90% property tax rebate over a 10 year period.

Motion was made by Jason Herrick, seconded by Scott Flow, to approve the 90% property tax rebate over 10 years. Motion passed unanimously.

ITEM 3 Report on Status of Projects:

a. Double R Lofts

Mr. Shaw informed the Board, the project has been redesigned from 20 to 25 residential units, the project is making progress, and steps have begun regarding the vacation of 8th street.

b. Downtown Convention Hotel, and Parking Structure Projects

Mr. Shaw stated approximately 75% of the design work has been completed on the parking garage.

ITEM 4 Public Forum.

Chairman Bentley reminded Board members, and those in the audience, the Board can take no action on matters presented or discussed.

Beth Duke, Executive Director, Center City, mentioned the recent warehouse tour, showcasing eight warehouses, was so successful with approximately 180 people attending, that Center City plans to offer the tours again in the spring. Mrs. Duke distributed the new downtown Dining Guides. Informed the Board, Center City continues to work on the application to become a Designated Cultural Arts District from the Texas Commission on the Arts. Also invited the Board to attend Center City's Electric Light Parade scheduled for December 4th.

ITEM 5 Discuss Items for Future Agendas.

Mr. Shaw stated at the next Board meeting the item to elect a Vice Chairman will be on the agenda.

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There being no further items before the Board, the meeting adjourned at 12:52 PM. All remarks are recorded and are on file in the Planning Department.